



City of Seattle
Seattle Public Utilities

New rules have been established for the Water Availability Certificate (WAC) policy, administered by Seattle Public Utilities (SPU). These new rules are designed to make the policy more equitable for all development as well as responsive to changes and issues associated with infill development.

List of Key Changes:

1. Eliminates unnecessary dead end water main extensions on private property, reducing water quality problems and SPU maintenance costs.
2. Revises easement requirements for unit lot sub-divisions, specifically allowing bundled water services in sleeves which reduce the size of required easements allowing more efficient use of the property.
3. Restricts lot boundary adjustments (LBAs) done solely for the purpose of avoiding a water main extension requirement; a.k.a. "flags." Refines the definition of "frontage."
4. Allows SPU greater flexibility in application of the policy. For example, allows SPU flexibility to modify or waive main extensions when there is a good business reason to do so.
5. Allows installation of a common fire or irrigation service (e.g. for live/work townhouses with a common garage).
6. Allows SPU to determine which available water main shall be tapped, if there is more than one.
7. Allows SPU to specify when dual water mains are required.
8. Eliminates the last lot exception for water main extensions which has lost functionality due to the rapid increase in infill development. Infill development potential, for the most part, eliminates the concept of a last lot to develop as developed lots can redevelop into more dense housing. The appeal process is used to provide exceptions where they make sense.
9. Clarifies the "no-tap" main concept.

Adds new definitions for:

Available water main
No-tap main
Master meter
Water service
Private water line
Condominium
Townhouse
Cottage development

Deletes references to outdated internal SPU processes on the WAC program:

Monthly reports
Program review

If you have questions about the WAC policy, please [e-mail Karen Younge](mailto:karen.younge@seattle.gov).

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